



MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OCTOBER 4, 2006

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins and Lloyd Kaufman. City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planner Patricia Patula, Planning Intern Allen Meyer, and Recording Secretary Myriam Gonzalez. Absent: Commissioner Danny Winborne.

I. APPROVAL OF MINUTES

September 20, 2006, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Hopkins, to APPROVE the Minutes of the September 20, 2006, Planning Commission Meeting, as submitted this evening.

Vote: 3-0-1 (Abstained: Kaufman)

II. APPROVAL EXTENSIONS

SP-05-0007 -- Washingtonian North MXD Zone
10000 Washingtonian Boulevard
Infrastructure Plan
EXTENSION OF FINAL PLAN APPROVAL

Community Planning Director Schwarz stated this application requests an extension of the final plan approval, originally granted on October 5, 2005. She voiced staff's recommendation for approval of the application with conditions that she listed.

Chair Bauer suggested placing an additional condition requiring the reinstallation of fencing and clearing the site of debris. He pointed out that the infrastructure plan was not approved as a storage lot, and this highly visible site is presently in an unsightly condition. Planning and Code Administration Director Ossont noted that measures to remedy the situation are already in progress.

Attorney for the applicant, Scott Wallace, Linowes & Blocher, introduced the spokesperson for the applicant:

Damona Smith Strautmanis, Boston Properties, Inc., explained the reason for the existing conditions on the site, noting that unrelated construction staging for the recently completed hotel at the Washingtonian Center was allowed on the site, but some unapproved liberties took place. She added that all construction staging will be completed within a month. In response to Commissioner Hopkins, she provided a progress report regarding groundbreaking of the project.

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to grant SP-05-0007 - Washingtonian North, EXTENSION OF FINAL PLAN APPROVAL, as the plan is in compliance with Zoning Ordinance § 24-173, with the following conditions:

1. Compliance with conditions of Planning Commission Resolution SP-05-0007; and
 2. This extension of approval expires October 5, 2007.
- Vote: 4-0

SP-05-0008 -- Washingtonian North MXD Zone
10000 Washingtonian Boulevard
220,116 Sq.Ft. Office, Garage and Improvements
EXTENSION OF FINAL PLAN APPROVAL

Community Planning Director Schwarz voiced staff's recommendation for approval of the application, noting it is Code compliant, with conditions that she listed.

Damona Smith Strautmanis, Boston Properties, Inc., in response to Vice-Chair Levy, stated that there had been discussions with a tenant who was considering leasing sufficient space so that they would be the sole tenant in this building or that this could be a multi-tenant office building, depending on the size requirements if there were a different tenant. She added that groundbreaking would not depend on the leasing of the entire building, but on a reasonable portion of the building on a pre-lease basis.

Commissioner Kaufman moved, seconded by Vice-Chair Levy, to grant SP-05-0008 - Washingtonian North, EXTENSION OF FINAL PLAN APPROVAL, as the plan is in compliance with Zoning Ordinance § 24-173, with the following conditions:

1. Compliance with conditions of Planning Commission Resolution SP-05-0008; and
 2. This extension of approval expires October 5, 2007.
- Vote: 4-0

III. SITE PLANS

AFP-06-030 -- Bethany Presbyterian Church E-1 Zone
1200 Quince Orchard Boulevard
Reuse from Office to Church Educational Use
AMENDMENT TO FINAL PLAN REVIEW

Planning Intern Meyer introduced the application and located the site on an aerial photograph.

Architect for the applicant, Brian Kim, presented the proposed site plan and conveyed the need for space for the Church's educational use.

Mr. Meyer noted the plan complies with the City Zoning Ordinance and voiced staff's recommendation for approval, subject to the applicant's compliance with the condition listed in the motion below.

Commissioner Hopkins spoke favorably on the application, noting it is a good use of the site.

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to grant AFP-06-030 - Bethany Presbyterian Church, AMENDMENT TO FINAL PLAN APPROVAL, as the plan complies with Zoning Ordinance §§ 24-151, 24-170 and 24-172, with the following condition:

1. Applicant is to submit a handicapped-accessible crosswalk before the issuance of final use and occupancy permit.

Vote: 4-0

AFP-06-043 -- 16 Pavilion Drive
(Eggert Residence)
156-Sq.Ft. Front Porch

R-90 Cluster

AMENDMENT TO FINAL PLAN REVIEW

Planning and Code Administration Director Ossont noted this application requires a waiver of the Commission's Rules of Procedures for the submittal deadline. He provided the basis for the request, noting that staff had no objections.

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to grant a waiver of the Planning Commission's Rules of Procedure for the submittal deadline.

Vote: 4-0

Planner Patula located the site in the Relda Square subdivision and explained the reason for the Commission's review of the application.

Applicant Roger Eggert presented the plan and discussed the proposal to replace the existing roofed front stoop with a full-length front porch, as well as to replace the existing windows and roofing with new ones. In response to Chair Bauer, Mr. Eggert indicated the new materials would match the existing materials.

There was no public testimony from the audience.

Ms. Patula voiced staff's recommendation for approval, as the plan complies with the City Code.

Commissioner Kaufman moved, seconded by Vice-Chair Levy, to grant AFP-06-043 - 16 Pavilion Drive, AMENDMENT TO FINAL PLAN APPROVAL, finding the plan in compliance with Zoning Ordinance §§ 24-170 and 24-172.

Vote: 4-0

IV. FROM THE COMMISSION

Commissioner Kaufman

1. Thanked staff for the status report on previous action items, particularly the information regarding Chesapeake Bay decals for storm drains in the City. He hoped that the Department of Public Works, Park Maintenance and Engineering would expand on that program.
2. He reiterated his suggestion for placing the Pillars of Character Counts on trash receptacles in the Market Place project, Olde Towne, and incorporate it into other appropriate City public facility projects.

Commissioner Hopkins

Voiced his appreciation to the Mayor and City Council attending the Regional Leadership Conference on Green Building and to staff for their assistance and coordination.

Chair Bauer

1. Inquired about the status of the City's Smart Awards Program. Vice-Chair Levy commented that the Program could provide an incentive for developers to incorporate structured parking with creative designs.
2. Thanked the Mayor and City Council for issuing a proclamation recognizing October as National Planning Month.

V. FROM STAFFCommunity Planning Director Schwarz

Listed upcoming meetings

Planning and Code Administration Director Ossont

Updated the Commission on the status of Text Amendment Application T-372.

VI. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:00 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary